3.2. Architectural Guidelines

The architectural guidelines are intended to encourage creative and high-quality design consistent with the overall vision for the Scarlett Court area and the intended light-industrial uses of the buildings. This section will establish the guiding principles for various architectural elements governing the form and function of the buildings developed in this area.

3.2.1. General Architectural Character

In general, buildings within the Scarlett Court area should be designed with modern and postmodern architectural styles, materials, and design details.

Buildings should foster a strong connection to the street by placing internal uses that require window openings and pedestrian entrances (such as offices) within the front of the building. Other internal uses (such as warehousing and storage) should be placed within the back of the building.

Modern architecture *reflects a style that emphasizes the function of the building, promotes the use of basic building shapes (such as rectangles and squares), and generally rejects the use of ornate details and traditional building forms (such as Greek columns, the Roman arch, towers, domes, and sloped roofs). Although materials for modern buildings vary, new materials (such as metal and concrete) are often used in place of more traditional materials (such as wood, rock, or brick). In modern architecture, the function of the building dictates the form and design of the building. From a modern architect's perspective, elaborate details and ornamentation are generally viewed as excessive items that should be eliminated from the building design, especially if they do not contribute to the structural integrity or function of the building.*

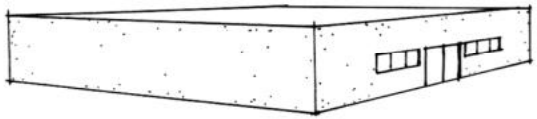
Examples of modern architecture.

Postmodern architecture *rejects the strict rules of modern architecture and allows the use of more complex building forms, elements, and details. Many post modern buildings are designed with projecting, angled, or rounded walls or roofs that create more complex building forms. In some cases, postmodern architects will attempt to combine the best features of modern building design with the best features of other historical architectural styles. Postmodern buildings may incorporate modern materials and building technologies, but they also may include features that are inspired by historical and traditional styles, such as porticos, towers, domes, columns, sloped roofs, and ornamental details. These historical and traditional elements or styles are usually not replicated, but rather reinterpreted in a new, modern form. Materials generally vary and may include stucco, rock, brick, granite tile, and metal.*

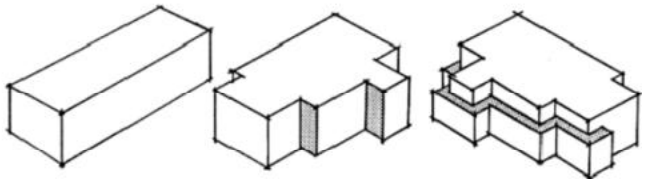
Examples of postmodern architecture.

3.2.2. Building Mass and Height

The mass and scale of large, box-like buildings should be reduced by articulating the facades (especially those that face the street) with vertical and horizontal wall projections. Articulating the building can greatly reduce monotony and can create visual interest.

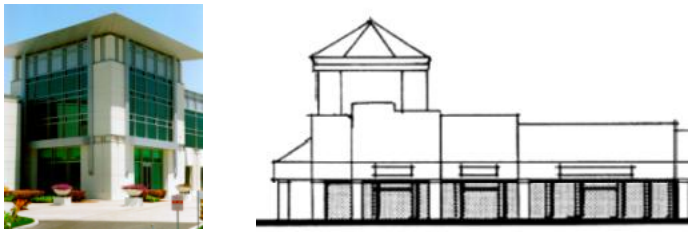


Box-like building (Discouraged).



Undesirable. *Vertical articulation (Desired).* *Horizontal articulation (Highly Desired).*

Building height should be varied for aesthetic quality and to avoid monotony. Varying rooflines and incorporating tower elements are appropriate examples of varying building height.



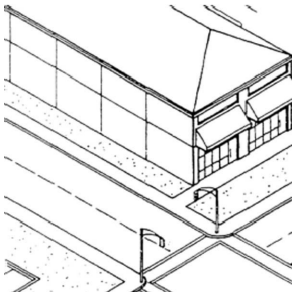
Towers and varied building height minimize potential for monotony and help to create visual interest.

3.2.3. Building Facades

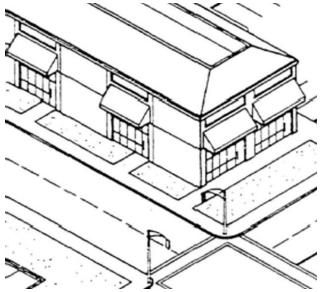
All building elevations facing streets, whether such elevations function as the front, side, or rear of the building, should be designed to avoid the appearance of the "back of the building". These facades should be designed with materials, colors, details, and features that are similar to the front facade. Blank walls are prohibited.

Facades that front a street should be articulated to improve the quality of the building design. Appropriate methods of articulation include a combination of the following:

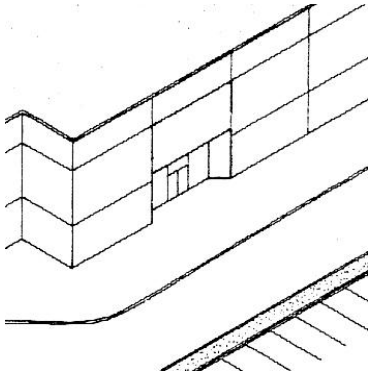
- Changing the direction of the wall or facade.
- Stepping back an upper floor.
- Increasing the number and/or size of window openings.
- Altering the height of the building or roofline.
- Breaking up large smooth surfaces with expansion joints, expression lines, reveals, recessed panels, molding, or changes in texture and color.
- Dividing large window openings by using smaller windowpanes.
- Providing projecting trellises, canopies, or awnings over window openings.
- Adding depth and detail to the cornice or roof parapet.
- Recessing entrances and windows into the facade to create depth and cast shadow patterns.
- Providing towers, building projections, or unique design features at building entrances and/or corners.
- Creating a defined building base and cap.



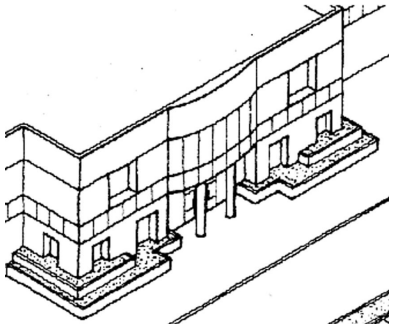
Discouraged.



Encouraged.



Example of poorly articulated façade (Discouraged).



Example of appropriately articulated façade (Encouraged).

Blank facades that do not have window or door openings should be avoided wherever possible. When necessary, these facades should be articulated by a combination of dividing the wall surface with expansion joints, expression lines, trellises, recessed panels, faux windows, reveals, or changes in texture and color.

Example of a wall without windows and doors that is appropriately articulated.

Pre-fabricated metal buildings and concrete tilt-up buildings should be designed to look like conventionally built structures.

The main entrance to the building should be attractively designed as a prominent element of the facade.

- Providing a unique building element, such as a tower or change in the roofline, above the primary building entrance.
- Recessing the facade at the primary entrance to create an attractive forecourt.
- Accenting the entrance with unique architectural elements, such as columns, a marquee, projecting trellises, or unique lighting features.

Entryway is designed to stand out.

3.2.4. Window/Door Fenestrations

A high window to wall ratio (at least 50%) is encouraged on the front facade of the building.

Window and door types, materials, orientation, and shapes should complement the overall architectural style of the building.

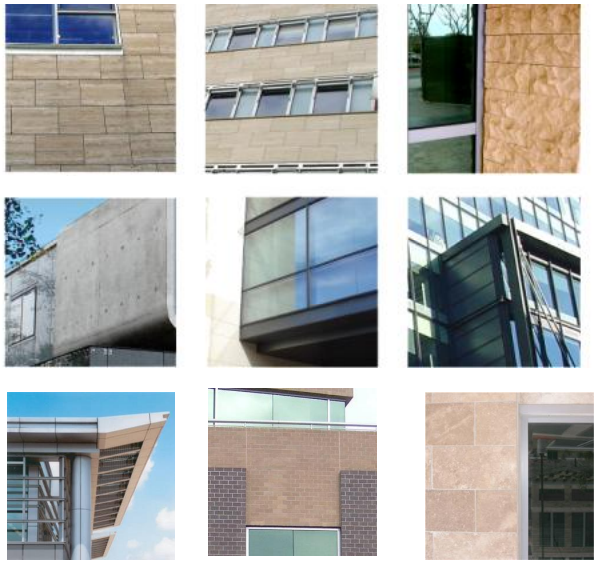
Large expanses of glass should be broken into sections by windowpanes, and other elements.

3.2.5. Building Materials

Building materials should be durable and able to withstand long-term exposure to sun and rain. Materials that require high maintenance are discouraged.

The following building materials are encouraged:

- Brick (unpainted).
- Concrete (formed or textured, not flat).
- Glass.
- Masonry (painted or unpainted).
- Metal framing and structural beams.
- Stone.
- Wood accents.



Buildings should use a variety of materials to provide visual interest and avoid monotony. Buildings should not just rely on different colors of paint to avoid monotony.

The following exterior building materials are discouraged:

- Vinyl.
- Plywood.
- Corrugated metal siding.
- Wood siding.
- Timber panels.
- Glossy and/or highly reflective surfaces.
- Mirror glass that cause glare.
- Cinder blocks.

3.2.6. Building Colors

Building colors should be complementary and compatible with other buildings on the site.

Light, neutral colors that reduce the perceived mass and bulk of buildings are encouraged. Warmer earth tones are preferred over white or other bright colors that produce glare. Bright and dark contrasting colors should be used as accents only. Neon, pastel, or primary colors should be avoided as primary building colors.

Bright colors (Discouraged).

Light, neutral colors (Encouraged).

Contrasting trim and color bands and other applications should be applied to enhance and create an appealing building facade.

Use of color creates interest and minimizes monotony.

3.2.7. Roofs

Simple roof forms that complement the architectural style of the building are encouraged.

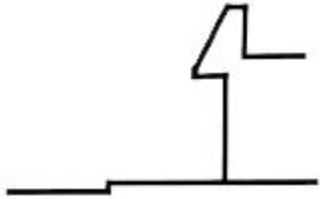
Where possible, limit flat roofs or use a combination of pitched and flat roofs on the structure.

Flat roofs should be designed with a decorative parapet wall. Parapets should be articulated by projecting attractive cornices, lentils, or caps. Caps should be proportional with the building.

Examples of a decorative roof parapet.

When a sloped roof is used, low-pitch roofs are preferred over steep-pitch roofs. Where possible, limit flat roofs or use a combination of flat and pitched roofs.

Low-pitch (Encouraged).



Steep-pitch (Discouraged).

If used, mansard roofs should wrap around the entire perimeter of the structure. Piecemeal treatment of roof that breaks continuity of form is discouraged.

Sloping roofs should be designed with an overhang to prevent water from dripping down the side of the building. Roof overhangs should be appropriately proportioned with the overall frame of the building. A 12-inch minimum overhang is recommended.

Roofs may be provided over outdoor vehicle drop-off and maintenance areas. These roofs should be designed to reflect the architecture of the building.

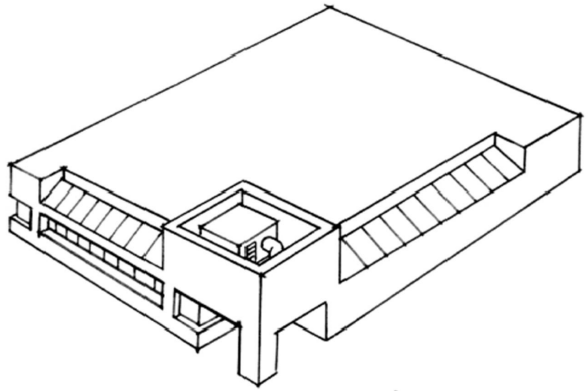
Overhangs complement architecture.


Overhangs used to protect from weather.

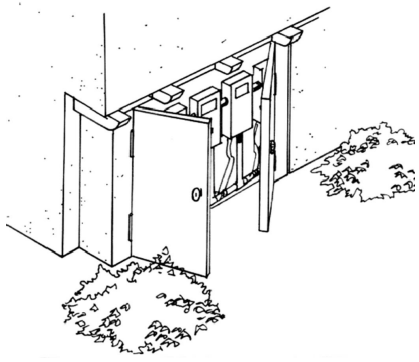
3.2.8. Mechanical Equipment

Any mechanical or electronic equipment, heating, venting or air-conditioning units (HVAC) attached to the building or mounted on the roof must be completely screened from public view.

Screening materials shall be similar to the materials used in the roof and complement the composition of the roof and building design. Rooftop equipment should be clustering when using equipment wells.


Screening equipment to match the architecture (Encouraged).


More mature landscaping should be used to screen the box (Not Appropriate).


Hidden equipment (Appropriate)

Equipment for solar lighting or heating may be visible from the public right-of-way when incorporated into the architecture or as needed to maximize solar exposure.

3.2.9. Gutters and Downspouts

All gutters and downspouts should be integrated and internalized into the building form. This may be achieved by recessing the gutters into the roofline and downspouts into the walls to avoid a projecting form. If this configuration is not feasible, gutters and downspouts should be painted to match the color of the adjacent surface, unless being featured as a unique architectural treatment, such as a copper downspout.

3.2.10. Vents and Flashing

All vents and flashing should be painted to match the color of the adjacent surface.

3.2.11. Accessory Structures

The design of accessory buildings (e.g. security kiosks, maintenance buildings, trash receptacles, and outdoor equipment enclosures) should be compatible with the overall design of the main buildings on the site.

Trash and recycle enclosures should be consistent with the design of the project and building architecture. Materials that are the same or similar to the materials used on the building should be used on the enclosure. Architecturally designed roof structures should be used to create a finished looking structure.